



General Assembly

February Session, 2012

***Raised Bill No. 5158***

LCO No. 824

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Referred to Committee on Planning and Development

Introduced by:  
(PD)

***AN ACT CONCERNING THE ASSESSMENT OF BUILDINGS UNDER CONSTRUCTION.***

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Subsection (a) of section 12-64 of the general statutes is  
2 repealed and the following is substituted in lieu thereof (*Effective*  
3 *October 1, 2012*):

4 (a) All the following-mentioned property, not exempted, shall be set  
5 in the list of the town where it is situated and, except as otherwise  
6 provided by law, shall be liable to taxation at a uniform percentage of  
7 its present true and actual valuation, not exceeding one hundred per  
8 cent of such valuation, to be determined by the assessors: Dwelling  
9 houses, garages, barns, sheds, stores, shops, mills, buildings used for  
10 business, commercial, financial, manufacturing, mercantile and trading  
11 purposes, ice houses, warehouses, silos, all other buildings and  
12 structures, house lots, all other building lots and improvements  
13 thereon and thereto, agricultural lands, shellfish lands, all other lands  
14 and improvements thereon and thereto, including improvements that  
15 are partially completed or under construction, quarries, mines, ore  
16 beds, fisheries, property in fish pounds, machinery and easements to

17 use air space whether or not contiguous to the surface of the ground.  
 18 An easement to use air space shall be an interest in real estate and may  
 19 be assessed separately from the surface of the ground below it. Any  
 20 interest in real estate shall be set by the assessors in the list of the  
 21 person in whose name the title to such interest stands on the land  
 22 records. If the interest in real estate consists of an easement to use air  
 23 space, whether or not contiguous to the surface of the ground, which  
 24 easement is in the form of a lease for a period of not less than fifty  
 25 years, which lease is recorded in the land records of the town and  
 26 provides that the lessee shall pay all taxes, said interest shall be  
 27 deemed to be a separate parcel and shall be separately assessed in the  
 28 name of the lessee. If the interest in real estate consists of a lease of  
 29 land used for residential purposes which allows the lessee to remove  
 30 any or all of the structures, buildings or other improvements on said  
 31 land erected or owned by the lessee, which lease is recorded in the  
 32 land records of the town and provides that the lessee shall pay all taxes  
 33 with respect to such structures, buildings or other improvements, said  
 34 interest shall be deemed to be a separate parcel and said structures,  
 35 buildings or other improvements shall be separately assessed in the  
 36 name of the lessee, provided such separate assessment shall not alter  
 37 or limit in any way the enforcement of a lien on such real estate in  
 38 accordance with chapter 205, for taxes with respect to such real estate  
 39 including said land, structures, buildings or other improvements. For  
 40 purposes of determining the applicability of the provisions of this  
 41 section to any such interest in real estate, the term "lessee" shall mean  
 42 any person who is a lessee or sublessee under the terms of the lease  
 43 agreement in accordance with which such interest in real estate is  
 44 established.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2012</i>	12-64(a)

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***Statement of Purpose:***

To provide for the assessment of buildings and improvements that are partially completed or under construction.

*[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]*